

TRUSTEES SALE

OF VALUABLE REAL ESTATE IN
FREDERICK COUNTY,
MARYLAND

By virtue of the power of sale contained in the Deed of Trust from Courembis Limited, Inc., a body corporate of the District of Columbia, dated June 27, 1969 and recorded in Liber 807, Folio 650, said Deed of Trust being in default and having been assigned to the undersigned Trustees for the purpose of foreclosure, the said Trustee will offer for sale at the Court House door in Frederick, Maryland, on:

THURSDAY, APRIL 15, 1976

AT 11:00 A.M.

All that real estate situate, lying and being in Urbana Election District, Frederick County, Maryland, fronting on the East and West sides of Dr. Perry Road, said property being transversed by U.S. Route 270 and being more particularly described as follows:

PARCEL 1: BEGINNING at a stone marked with the initials "A.J." found at the end of the 12th line of the Backlands and continuing with the 13th line thereof, (1) S. 47° 23' 01" W. 924.15 feet to intersect the Eastern Right of Way line for U.S. Route 240 - Relocation as shown on Maryland State Roads Commission Plats Nos. 8541, 8542 and 8556, and continuing with said Right of Way 12 courses and distances, thence along a curve, C-1, to the left having a radius of 2764.79 feet, through a central angle of 10° 26' 34" an arc distance of 503.91 feet, chord bearing (2) S. 33° 35' 04" E. 503.21 feet; (3) S. 61° 53' 40" E. 52.07 feet; (4) S. 40° 18' 06" E. 47.91 feet; (5) S. 18° 43' 38" E. 52.07 feet, thence along a curve, C-2, to the left having a radius of 2764.79 feet through a central angle of 03° 30' 00" an arc distance of 168.89 feet, chord bearing (6) S. 43° 33' 20" E. 168.86 feet; (7) S. 46° 38' 44" E. 196.50 feet; (8) S. 47° 18' 20" E. 200.00 feet; (9) S. 46° 27' 41" E. 204.34 feet, thence along a curve, C-3, to the right, having a radius of 2391.83 feet through a central angle of 05° 24' 20" an arc distance of 225.65 feet, chord bearing; (10) S. 42° 06' 10" E. 225.57 feet, thence along a curve, C-4, to the left having a radius of 1120.92 feet through a central angle of 11° 05' 20", an arc distance of 216.93 feet, chord bearing; (11) N. 18° 21' 33" E. 216.59 feet; (12) N. 12° 48' 58" E. 253.20 feet; thence (13) S. 77° 11' 02" E. 25.00 feet to the center of Dr. Perry Road, thence continuing with said road 7 courses and distances, (14) N. 17° 09' 41" E. 311.32 feet; (15) N. 28° 22' 55" E. 313.14 feet, (16) N. 06° 06' 10" E. 412.50 feet, (17) N. 06° 06' 10" E. 231.00 feet; (18) N. 24° 37' 36" W. 412.50 feet to point 706.40 feet from the end of the 12th line of the backlands, thence continuing with Dr. Perry Road, (19) N. 24° 37' 36" W. 165.00 feet, (20) N. 06° 22' 42" E. 278.86 feet, thence leaving the aforementioned road and running with the South side of a farm lane, (21) S. 71° 39' 06" W. 781.00 feet to an iron pipe by a stone, thence (22) S. 14° 28' 02" E. 508.22 feet to the place of beginning, containing 48.544 acres of land, more or less.

PARCEL 2: BEGINNING at a stone marked with the initials "JM-JHS" found at the end of the 1st line of the 156 acre parcel and continuing with Dr. Perry Road, (1) N. 23° 35' 55" E. 995.01 feet to a point in the center of said road, thence with the Western Right of Way line for U.S. Route 240 - Relocation, as shown on Maryland State Roads Commission Plats Nos. 8541, 8542, and 8556, and continuing with said Right of Way 11 courses and distances, (2) N. 65° 08' 32" W. 25.00 feet; (3) N. 24° 51' 28" E. 450.05 feet, thence along a curve, C-9, to the left, having a radius of 2191.83 feet, through a central angle of 07° 57' 34" an arc distance of 304.48 feet, chord bearing, (4) N. 40° 49' 33" W. 304.25 feet; (5) N. 46° 28' 51" W. 195.62 feet; (6) N. 47° 18' 20" W. 200.00 feet; (7) N. 46° 37' 58" W. 203.47 feet, thence along a curve, C-10, to the right, having a radius of 2964.79 feet through a central angle of 10° 30' 00" an arc distance of 543.32 feet, chord bearing, (8) N. 40° 03' 29" W. 542.57 feet, (9) N. 50° 25' 56" W. 54.00 feet; (10) N. 33° 18' 28" W. 51.99 feet; (11) N. 16° 10' 48" W. 54.00 feet, thence along a curve, C-11, to the right, having a radius of 2964.79 feet through a central angle of 02° 27' 46" an arc distance of 127.44 feet, chord bearing (12) N. 30° 34' 27" W. 127.43 feet to intersect the 13th line of backlands at the end of 1130.06 feet, thence continuing with said line, (13) S. 47° 23' 01" W. 1339.23 feet to a stone found at the end of said line, thence (14) S. 42° 08' 43" E. 2318.28 feet to the place of beginning, containing 60.148 acres of land, more or less, **SAVING AND EXCEPTING** the following parcel of land **BEGINNING** for the same in the Southernmost corner of Parcel No. 2 aforesaid, at a stone marked "JM-JHS", lying on the North side of Dr. Perry Road, thence with part of the outline of said Parcel No. 2 aforesaid, (1) N. 42° 08' 43" W. 2318.28 feet, thence (2) N. 47° 23' 01" E. 643.69 feet, thence crossing as to include a part of said parcel, (3) S. 42° 08' 43" E. 2033.09 feet to intersect the Southerly outline of said parcel at a point in the said Dr. Perry Road, thence with said road and part of the Southerly outline (4) S. 23° 35' 55" W. 706.18 feet to the place of beginning, containing 32.149 acres of land, more or less.

PARCEL 3: BEGINNING at a stone marked with the initials "JM-JHS" found at the end of the 1st line of the 156 acre parcel and continuing with the outlines thereof 2 courses and distances (1) S. 31° 43' 40" E. 484.02 feet; (2) N. 49° 27' 01" E. 973.25 feet to intersect the Western Right of Way line for U.S. Route 240 - Relocation, as shown on Maryland State Roads Commission Plats 8540, 8541 and 8556 and continuing with said Right of Way 4 courses and distances, (3) N. 08° 07' 42" W. 169.88 feet to a concrete monument, thence along a curve, C-12, to the left, having a radius of 2191.83 feet through a central angle of 25° 32' 30" an arc distance of 977.09 feet, chord bearing, (4) N. 22° 34' 58" W. 968.99 feet; (5) S. 24° 51' 28" W. 422.10 feet; (6) N. 65° 08' 32" W. 25.00 feet to the center of Dr. Perry Road, thence with said road (7) S. 23° 35' 55" W. 995.01 feet to the place of beginning, containing 20.034 acres of land, more or less.

Leaving 96.577 acres of land, more or less, as the subject of this offer of sale.

BEING a part of all that real estate as described and conveyed in a Deed from George J. Courembis, unmarried, unto Courembis Limited, Inc., dated June 27, 1969 and recorded in Liber 806, Folio 711, one of the Land Records of Frederick County, Maryland.

The aforesaid **PARCEL 1** is improved with a 2 story frame dwelling having oil fired furnace, a 40 stanchion block cow barn, one-fourth of which has been converted to living quarters, machine shed, frame loafing shed, block shed building and other out buildings. The remaining parcels are unimproved.

TERMS OF SALE: A deposit of Fifteen Thousand Dollars (\$15,000.00) in cash or certified check will be required by the purchaser or purchasers on day of sale. Possession and settlement shall be within five (5) days after ratification of sale by the Court. Interest to run on the unpaid balance from date of sale to date of settlement at the rate of seven and one-quarter per cent (7 1/4%) per annum. All state and county taxes shall be adjusted as of date of sale. All costs of conveyancing including transfer and recordation taxes, recording charges, title examination and including survey if desired or required, shall be at the cost of the purchaser or purchasers.

MURRAY H. FOUT, Trustee
20 North Court Street
Frederick, Maryland 21701
Phone: 663-4222

RALPH L. GASTLEY, JR., Trustee
150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114

EMMERT R. BOWLUS, Auctioneer

I
We hereby acknowledge that
I
we have this 15th day of
April, 1976, purchased at
public sale of Murray H.

Fout and Ralph L. Gastley,
Jr., Trustees in No. 26,146
Equity in the Circuit Court
for Frederick County, sit-
ting as a Court of Equity,
all that real estate toget-
her with the improvements
thereon, described in the
annexed advertisement for

the sum of One Hundred
Thousand \$100,000.00

Dollars

I
and we hereby covenant to
comply with the terms of
sale set forth in said ad-
vertisement and announce-
ment by the Auctioneer on
the date of sale.

my
WITNESS our hand(s)
and seal(s).

[Signature] (SEAL)

(SEAL)